



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Avenue NE, P.O. BOX 90012
BELLEVUE, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPONENT: RW Thorpe & Associates, Inc.

LOCATION OF PROPOSAL: 14014 Bellevue-Redmond Road

DESCRIPTION OF PROPOSAL: Request for Administrative Conditional Use approval to establish a used automobile sales business. Proposal includes utilization of the existing structures on the site, including the garage/office building and existing canopy, as well as incorporating new perimeter landscaping.

FILE NUMBERS: 13-135778-LA

PLANNER: Laurie Tyler, Associate Planner

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **8/28/2014**.
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5:00 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V. Heller
Environmental Coordinator

8-12-14
Date

OTHERS TO RECEIVE THIS DOCUMENT:

- ☐ State Department of Fish and Wildlife / Stewart.Reinbold@dfw.gov; Christa.Heller@dfw.wa.gov;
- ☒ State Department of Ecology, Shoreline Planner N.W. Region / Jobu461@ecy.wa.gov; sepaunit@ecy.wa.gov
- ☐ Army Corps of Engineers Susan.M.Powell@nws02.usace.army.mil
- ☐ Attorney General ecyolyef@atg.wa.gov
- ☐ Muckleshoot Indian Tribe Karen.Walter@muckleshoot.nsn.us; Fisheries.fileroom@muckleshoot.nsn.us

ENVIRONMENTAL CHECKLIST

10/9/2009

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21c RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and programs where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet for Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 ½" x 11 vicinity map which accurately locates the proposed site.

Received

DEC 23 2013

Permit Processing
City of Bellevue

Sam Fyle

ENVIRONMENTAL CHECKLIST

4/11/2013

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

BACKGROUND INFORMATION

Property Owner: Ara Manoogian & Paula Donabedian

Proponent: **R. W. Thorpe & Associates, Inc.**

Contact Person: Lee Michaelis, AICP, R.W. Thorpe & Associates, Inc.
(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 2737 78th Avenue SE, Mercer Island, WA 98040

Phone: 206-624-6239

Proposal Title: Trend Auto Imports Administrative Conditional Use

Proposal Location: 14014 Bel-Red Road (NE corner of intersection with 140th Avenue NE)
(Street address and nearest cross street or intersection) Provide a legal description if available.

Please attach an 8 1/2" x 11" vicinity map that accurately locates the proposal site.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: Change use to allow automobile sales and repair
2. Acreage of site: 0.78 acres
3. Number of dwelling units/buildings to be demolished: N/A
4. Number of dwelling units/buildings to be constructed: N/A
5. Square footage of buildings to be demolished: N/A
6. Square footage of buildings to be constructed: N/A
7. Quantity of earth movement (in cubic yards): ~~none~~ **98.4 cubic yards of fill and 55.1 cubic yards of excavation**
8. Proposed land use: Automobile sales and repair
9. Design features, including building height, number of stories and proposed exterior materials:
Existing brick/concrete building to remain.
10. Other

Estimated date of completion of the proposal or timing of phasing:

To be completed as soon as possible once permits issued (within one month, weather permitting).

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No future additions, expansion or further activity is planned.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Owner indicates environmental clean up - removal of gas tanks - is complete. (DOE letter to follow).

#10-117441-GD

Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

None known.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

None known.

Clearing and Grading Permit #14-126636-GD
Land Use Exemption Permit #14-123639-LJ

Please provide one or more of the following exhibits, if applicable to your proposal. (Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map
- ☐ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ☐ Building Permit (or Design Review)
Site plan
Clearing & grading plan
- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site: ☒ Flat ☐ Rolling ☐ Hilly ☐ Steep slopes ☐ Mountains ☐ Other

b. What is the steepest slope on the site (approximate percent slope)?

Stream banks are approximately 60%.

c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, and muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils are limited to planter strips only.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No indications of unstable soils have been observed.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Two driveway aprons will be removed, including removal of asphalt, new curbing to match existing, fill behind curbs and new landscape planting in these areas.

2,976 sq. ft. to be cleared/graded for removal of 2 existing driveways and installation of new perimeter landscaping. 98.4 cubic yards of fill and 55.1 cubic yards of excavation.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Erosion is not likely to occur.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

+/-76% of the site will be covered with impervious surface. (Similar to existing conditions.)

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Straw bales may be used around clearing areas to control potential erosion of bare soils. Revegetation will occur in early spring.

upon approval of Administrative Conditional Use Permit.

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Some new emissions from truck traffic to/from the site during and after construction, and from increased use by automobiles after construction may be expected.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site sources of emission are expected that will affect the proposal.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Limited truck traffic will help to reduce/control emissions.

Construction
dust suppressant
measures per
BCC 23.76

3. WATER

a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Valley Creek runs along the eastern boundary of the property (through a culvert on the southeastern portion). Valley Creek runs into Kelsey Creek.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

As described in section 1.e. of this checklist, two driveway aprons will be removed, including removal of asphalt, new curbing to match existing, fill behind curbs and new landscape planting in these areas

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill or dredge material will be placed in or removed from surface waters.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

There will be no surface water withdrawals or diversions.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

A portion of the property is within a 100-year floodplain. No work is planned within the floodplain.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharge of waste materials to surface waters will occur as a result of this project.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No ground water will be withdrawn, and not water will be discharged to ground water as a result of this project.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

Not applicable.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater runoff on the site is directed to a catch basin near the southwest corner of the paved surface. This catch basin is connected to the public storm sewer system.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

~~There is an oil/water separator in the catch basin to filter waste from runoff. No other waste/runoff is anticipated.~~

An oil/water separator does not currently exist on the site. The Utilities Department will require the installation of a spill control tee on the outlet of the existing on-site catch basin to aid in filtering floatable pollutants.

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

No additional measure are proposed to reduce or control potential surface, ground and water impacts.

Project subject to Utility Code 24.06
and any required utility permits.

4. Plants

- a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☒ wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other
☒ water plants: water lily, eelgrass, milfoil, other
☐ other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

All existing trees and shrubs will be retained. Grass will be removed in planting beds along streets and replaced with groundcover.

- c. List threatened or endangered species known to be on or near the site.

No known threatened or endangered plant species are known to be on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As stated previously, ll existing trees and shrubs will be retained. Grass will be removed in planting beds along streets and replaced with groundcover. New trees and shrubs are proposed where driveway aprons are to be removed.

New buffer plantings along the western stream bank and northern property boundary are proposed to help enhance and re-establish native habitat associated with Valley Creek.

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other:
- ☐ Mammals: deer, bear, elk, beaver, other:
- ☒ Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

Chinook salmon, listed as endangered species, are known to be in Valley Creek.

- c. Is the site part of a migration route? If so, explain.

The Puget Sound region is known to be a bird migratory route.

Chinook Salmon migrate up through Valley Creek to Kelsey Creek.

- d. Proposed measures to preserve or enhance wildlife, if any:

All existing vegetation is to be retained. No work is proposed in or near Valley Creek.

6. Energy and Natural Resources

The applicant will install native plantings along the western stream bank and northern property boundary to enhance and re-establish native habitat for Valley Creek.

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

No new energy needs are expected. Existing energy is electric.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project is not expected to affect the use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

No energy conservation features are planned.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

Standard chemicals associated with automotive repair are existing. No additional environmental health hazards are expected to result from this proposal.

- (1) Describe special emergency services that might be required.

Standard fire and medical emergency services may be required, but no additional services are expected as a result of this proposal.

- (2) Proposed measures to reduce or control environmental health hazards, if any.

The existing building includes fire sprinklers. No new or additional measures are proposed.

b. Noise

- (1) What types of noise exist in the area which may affect your project (for example, traffic, equipment, operation, other)?

Existing noise is not expected to affect the project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example, traffic, construction, operation, other)? Indicate what hours noise would come from the site.
- Short-term construction noise can be expected. Otherwise, long-term noise associated with automobile repair and automobile sales may be expected during regular business hours (i.e. 7AM-9PM).

- (3) Proposed measures to reduce or control noise impacts, if any:

As much as possible, automobile repair will be done inside the building. Otherwise, operations that generate noise will only be conducted outdoors during regular business hours.

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is currently used for automobile repair, adjacent uses are commercial retail/warehouse and dining.

- b. Has the site been used for agriculture? If so, describe.

No.

- c. Describe any structures on the site.

There is an existing brick/concrete building on the site. There is also a large metal canopy and a small metal tool shed on the site.

- d. Will any structures be demolished? If so, what?

No structures are planned for demolition.

- e. What is the current zoning classification of the site?

The current zoning is BR-CR

- f. What is the current comprehensive plan designation of the site?

The current comprehensive plan designation is BR-CR

- g. If applicable, what is the current shoreline master program designation of the site?

N/A

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

As mentioned previously, there is a stream and floodplain on the site. Valley Creek

- i. Approximately how many people would reside or work in the completed project?

There will be no residents on the site and approximately 3-4 employees.

- j. Approximately how many people would the completed project displace?

No people will be displaced as a part of this project.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

No measures are proposed.

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is compatible with existing and projected land uses and plans.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
No housing units are provided.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
No housing units exist on the site, so none will be eliminated.
- c. Proposed measures to reduce or control housing impacts, if any:
N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?
The tallest structure is 18' high.
- b. What views in the immediate vicinity would be altered or obstructed?
No views will be altered.
- c. Proposed measures to reduce or control aesthetic impacts, if any:
New plantings will help to improve the aesthetic quality of the site.

No improvements to the building are proposed. A Land Use Exemption has been filed for the landscape improvements around the site.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
Headlight glare from cars entering and exiting the site can be expected at night.
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
The light/glare from headlights is not likely to create a safety hazard or interfere with views.
- c. What existing off-site sources of light or glare may affect your proposal?
Light/glare from traffic headlights on surrounding streets and parking areas will not likely affect the proposal.
- d. Proposed measures to reduce or control light or glare impacts, if any:
Perimeter plantings will help to reduce and control any light and glare impacts.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
Bellevue Highlands Park is located northeast of the property just past adjacent properties.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses will be displaced.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
N/A.

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.
There are no known places or objects listed on or proposed for preservations registers on or near the site.
- b. Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.
No known landmarks or evidence of importance are on or near the site.
- c. Proposed measures to reduce or control impacts, if any:
N/A.

14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.
The site is served by Bel-Red Road to the south and 140th Avenue NE to the west.
- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?
There is a bus stop near the center of the west boundary of the site.
- c. How many parking spaces would be completed project have? How many would the project eliminate?
The completed project will have 12 parking spaces. No parking spaces will be eliminated. The project will install 15 parking stalls.
- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).
No new road or street improvements are planned. Two private driveways will be eliminated.
- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
The project will not use, nor occur in the immediate vicinity of water, rail or air transportation.
- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.
The development will generate 4 pm peak hour trips per day.
- g. Proposed measures to reduce or control transportation impacts, if any:
Two existing driveways will be eliminated, and ingress and egress to the site will be right-in/right-out only.

15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

It is not anticipated that the project will increase the need for public services beyond the existing use.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed for the project.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

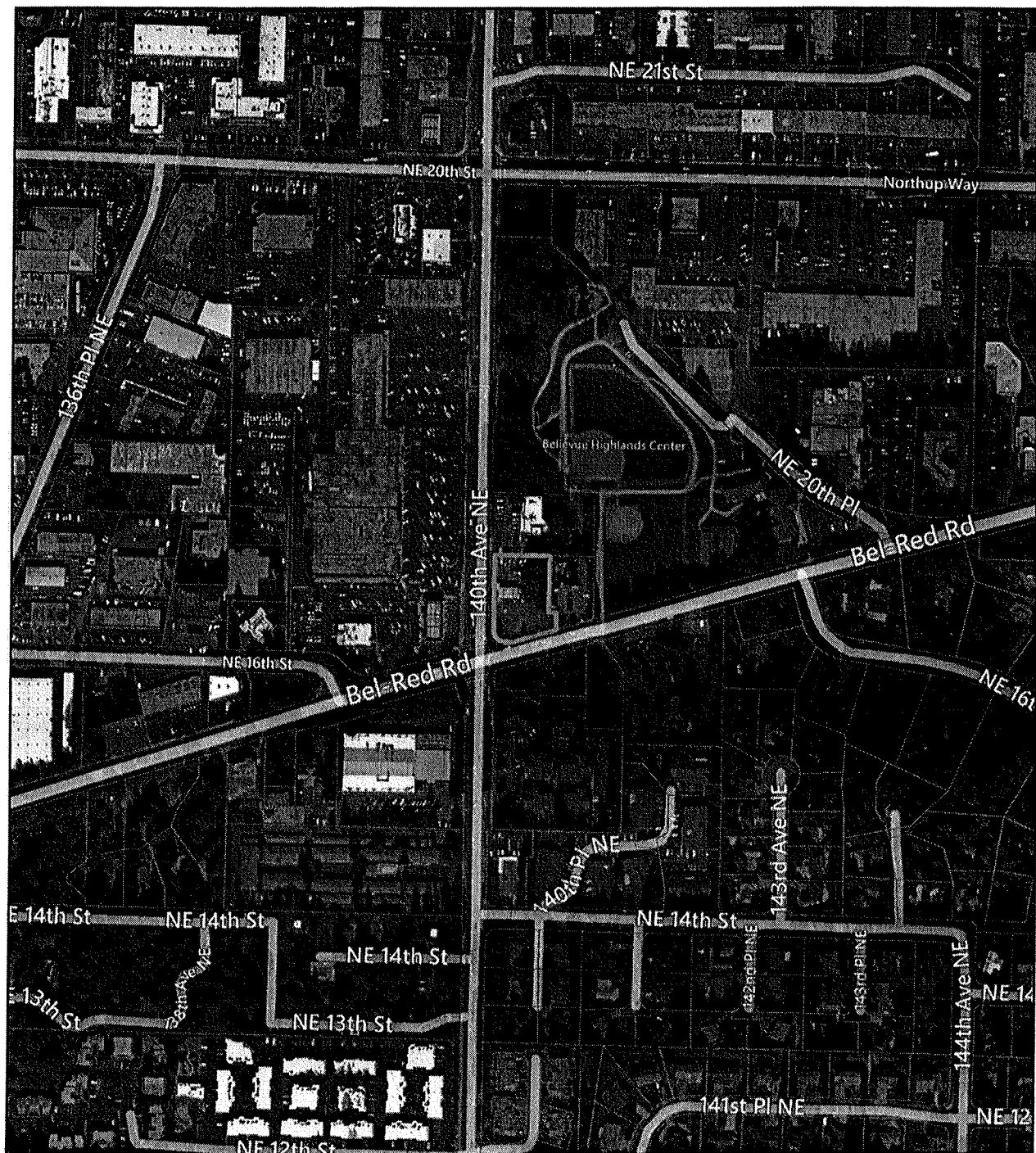
Signature.....

Robert W. Hughes AICP

206-624-6239

Date Submitted.....

12/19/2013



0 145 290 580 870 1,160 Feet



Trend Auto Imports

Address: 14014 Bel-Red Road (NE corner of intersection with 140th Ave NE)

LT
7/11/14



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: Trend Import Auto Sales

Proposal Address: 14014 Bellevue-Redmond Road

Proposal Description: Request for Administrative Conditional Use approval to establish a used automobile sales business. Proposal includes utilization of the existing structures on the site, including the garage/office building and canopy, as well as incorporating new landscaping.

File Number: **13-135778-LA**

Applicant: RW Thorpe & Associates

Decisions Included: Administrative Conditional Use, Process II
Land Use Code 20.30E

Planner: Laurie Tyler, Associate Planner

State Environmental Policy Act
Threshold Determination: **Determination of Non-Significance (DNS)**
Carol V. Helland
Carol V. Helland
Environmental Coordinator

Director's Recommendation: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

By: Carol V. Helland
Carol V. Helland, Land Use Director

Application Date: December 23, 2013
Notice of Application: February 6, 2014
14-day Comment Period: February 20, 2014
Decision Publication Date: August 14, 2014
Appeal Deadline: August 28, 2014

For information on how to appeal the project, visit the Permit Center at City Hall or call (425) 452-6864. Appeal of the decision must be received in the City Clerk's office by 5 p.m. on the date noted for the appeal deadline.

I. REQUEST AND PROJECT DESCRIPTION

A. Background/Proposal:

The applicant requests approval of an Administrative Conditional Use (ACU) Permit to operate a used automobile sales business (Trend Import Auto Sales), located at 14014 Bellevue-Redmond Road. The applicant previously operated the business on property located at 11017 NE 2nd Place. However, due to the impending East Link Light Rail alignment through downtown Bellevue, the applicant is now relocating the business to the subject site along Bellevue-Redmond Road (Bel-Red). An automotive sales business is an allowed use within the Bel-Red-Commercial-Residential (BR-CR) land use district, subject to approval of an ACU.

Exterior modifications to the site will be limited to the closure of the two existing driveway approaches located closest to the intersection, and upgrades to the existing perimeter landscaping. The applicant intends to utilize the existing structures on the site, which includes the canopy and garage/office building. This proposal is to establish the use only and there will be no building construction associated with the ACU. New signage for the use will require review under a separate permit process (SA permit). Any modification to the building's exterior or landscaping on the site requires review and approval under a Land Use Exemption from Design Review (LJ permit). As of the date of this report, the applicant has submitted a land use exemption permit (#14-123639-LJ) for the removal of two existing driveway approaches and proposed landscape improvements to the site. This permit is being reviewed concurrently with the ACU.

Refer to Conditions of Approval in Section XI regarding Signage and Changes to Building Exterior and/or Site Conditions.

The existing building provides three (3) service bays and approximately 250 square feet of office space. It is anticipated that there will be no more than 30-45 cars for sale at this location at any given time. In addition, there will be 2-3 business partners (employees) on site during normal business hours. The proposed hours of operation are 10:00AM to 5:00PM. The type of automotive sales proposed by the applicant is not anticipated to encourage or result in high traffic volumes, due to the lack of large on-site vehicle storage that a typical larger auto dealership maintains.

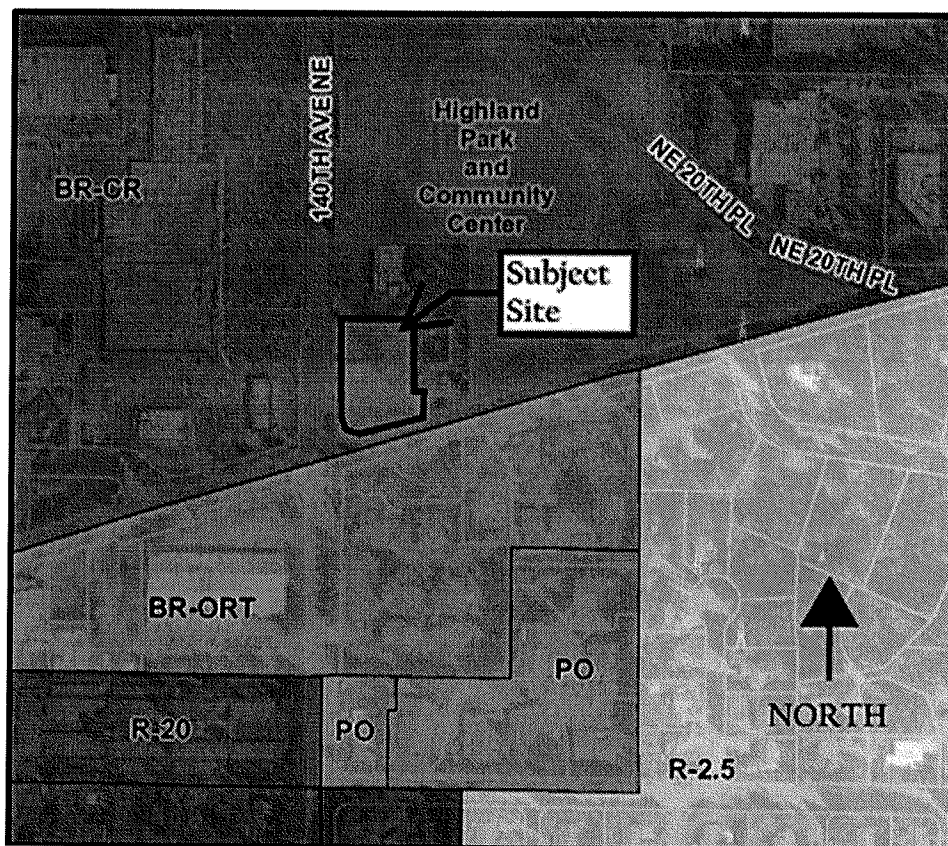
B. Review Process:

An ACU is a Process II decision made by the Director of the Development Services Department. The process includes public noticing with a minimum 14-day comment period. The Director's decision shall be written in a staff report to indicate whether the application has been approved, approved with conditions, or denied. The decision will be publically noticed with a mandatory 14-day appeal period. A Process II decision may be appealed by parties who submitted substantive comments on the application during the review process. Any appeal submitted shall be heard at a public hearing before the City Hearing Examiner.

II. SITE DESCRIPTION, CONTEXT AND ZONING

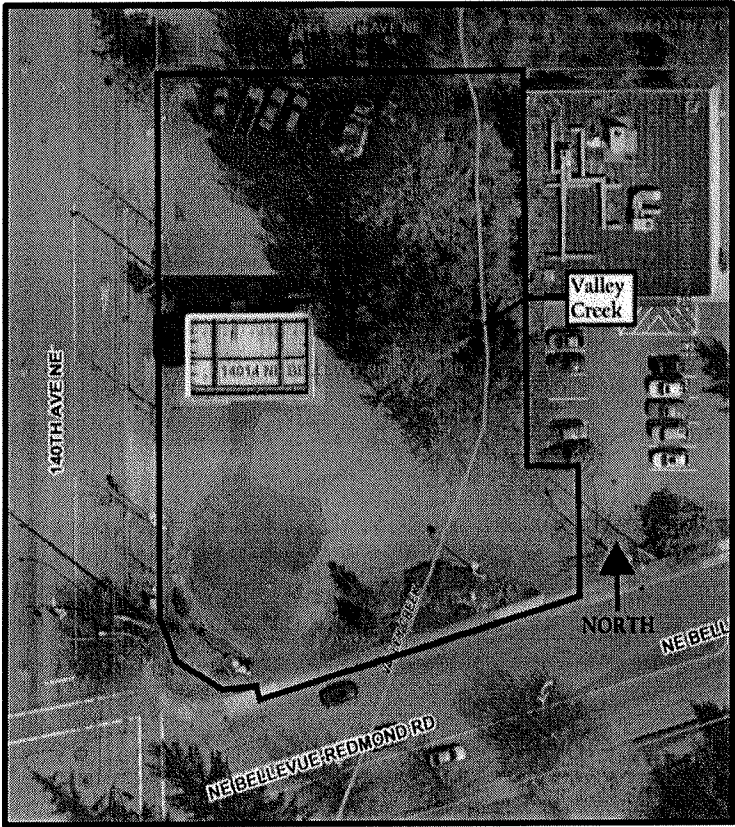
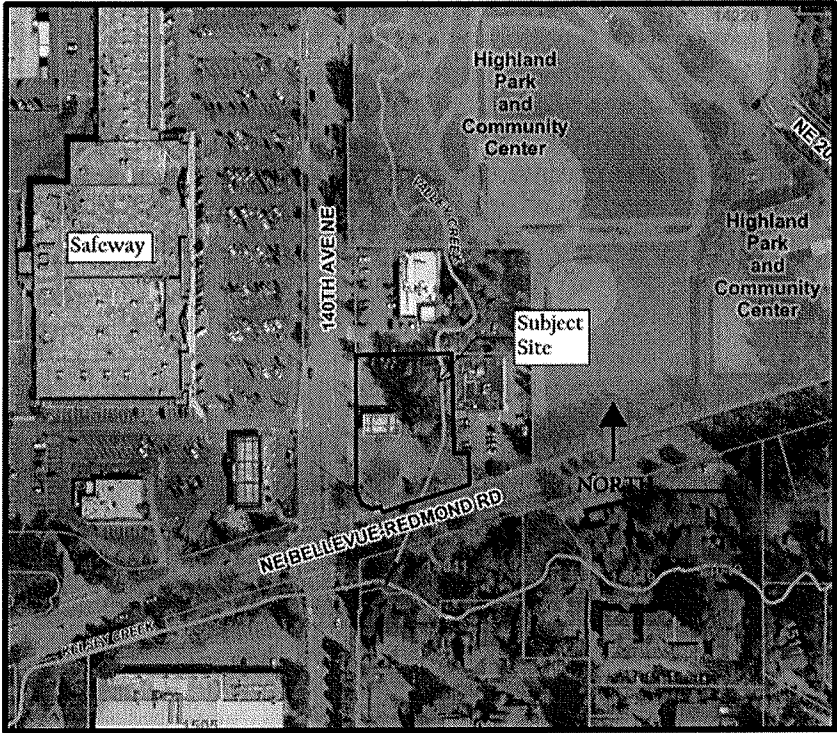
The subject site is located at the north-east corner of Bellevue-Redmond Road and 140th Avenue NE, and is within the Bel-Red Commercial/Residential (BR-CR) land use district, with a Comprehensive Plan designation of Bel-Red Commercial/Residential (BR-CR). The site is surrounded by BR-CR to the north, east and west, and BR-ORT to the south. Adjacent uses consist of retail commercial to the west, a restaurant to the north, a driving school to the east and City of Bellevue Utility property to the south. The Highland Park and Community Center is located in close proximity to the site.

Figure 1 – Zoning Map



A portion of Valley Creek runs north to south along the eastern property boundary. A significant portion of the creek is exposed until it runs into a culvert, which then continues south under Bellevue-Redmond Road and beyond. Valley Creek is considered a Type "F" water, which contains fish or fish habitat. For additional discussion regarding Valley Creek, see Section IV.D.

Figure 2 – Aerial Photographs

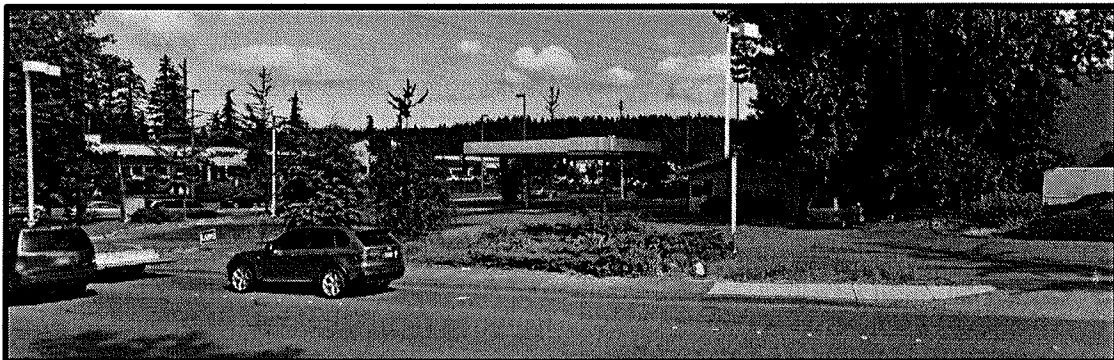


III. EXISTING SITE CONDITIONS AND BUILDING DESIGN

The site is currently developed with a canopy structure, a service garage/office building, parking areas and landscaping.

Figure 3 – Site Photographs

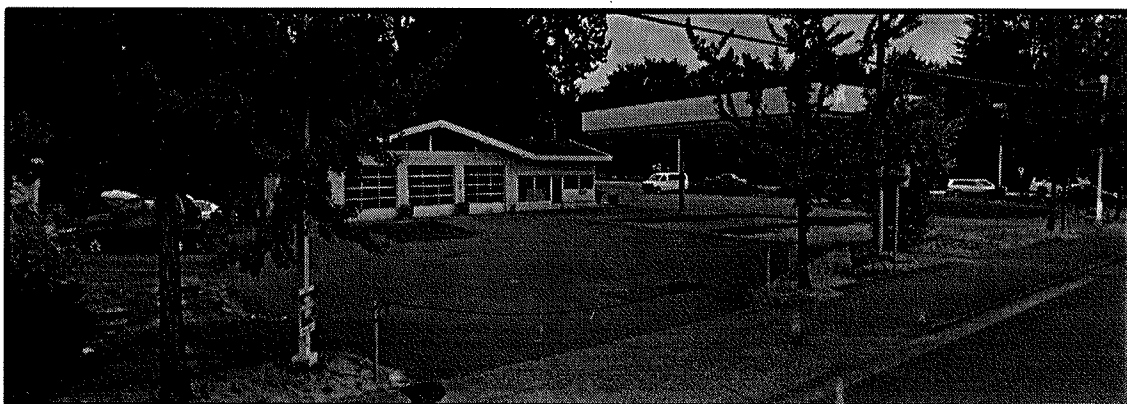
Facing North



Facing North-East



Facing South-East



IV. CONSISTENCY WITH LAND USE CODE REQUIREMENTS:

A. Automobile and Motorcycle Sales, Leasing, and Rental – LUC 20.25D.100

The following decision criteria, in addition to the criteria found in LUC 20.30E.140, apply to an Administrative Conditional Use Permit application for the leasing, rental, and/or retail sale of automobiles and/or motorcycles in the BR land use districts:

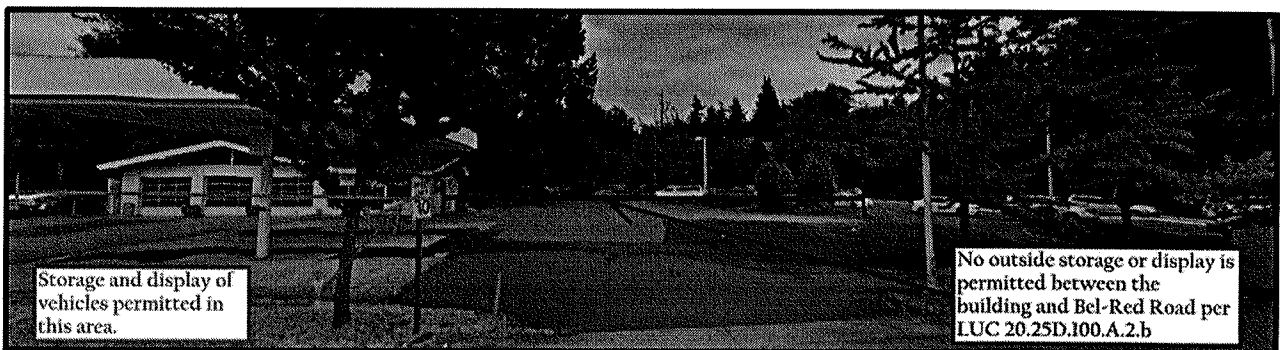
1. The applicant shall provide adequate off-street unloading area for vehicle carriers; and

Finding: This type of small-scale used automotive sales business does not typically result in large quantities of vehicle loading/unloading that would be similar to large-scale auto dealerships. The applicant has indicated that vehicles purchased are driven off the lot by the purchaser, and not delivered by flat-bed trucks. In addition, vehicles which are purchased by the business owner have been driven on site by the seller. This type of vehicle loading/unloading is not likely to result in significant loading issues for the site. However, staff has included a Condition of Approval regarding vehicle loading/unloading to ensure traffic impacts do not result. **Refer to Conditions of Approval in Section XI regarding Provisions for Loading.**

2. Limitations on Outside Storage and Displays.

b. Properties abutting the north side of Bellevue-Redmond Road: No outside storage or display is permitted between the building and Bellevue-Redmond Road; and

Finding: The subject property borders Bellevue-Redmond Road to the North. As shown on the site plan submitted, the applicant has indicated that the outdoor storage of vehicles will not be located between the existing building and Bellevue-Redmond Road. However, a condition of approval has been included to ensure that after commencement of the business, no outside storage or display of vehicles will be permitted in this area to remain in compliance with the land use code. **Refer to Conditions of Approval in Section XI regarding Limitations on Outside Storage and Displays.**



It should be noted that this approval constitutes retail sales of automobiles and/or motorcycles only. Retail sales of trucks, recreational vehicles or boats are not

permitted, per LUC 20.25D.070. **Refer to Conditions of Approval in Section XI regarding Limitations on Vehicle Sales.**

B. Landscape Development Requirements – LUC 20.25D.110

LUC 20.25D.110.B.3 outlines the landscape development standards for properties located within the Bel-Red land use districts. The subject property includes frontage on both Bellevue-Redmond Road and 140th Avenue NE. Each frontage has specific landscape development requirements which are required to be implemented for new projects. In addition, interior property lines are also required to receive landscape treatment.

The applicant has prepared a detailed landscape plan which indicates compliance with landscape street frontage and interior property line requirements. In order to meet these requirements, the applicant will be required to modify the existing perimeter and interior landscaping. Specifically, the two driveways on either side of the southwest corner of the property will be replaced with additional street frontage landscaping, and the northern property boundary landscape buffer will be widened to 10 feet in width to comply with the LUC.

The plant palate chosen for both street frontages will complement the existing plant palates located within the median of Bellevue-Redmond Road, and landscaping to the west, across 140th Avenue NE. Examples of plants to be installed include Spirea japonica, Lemon Daylily, Red Cedar trees, and the continuation of existing Ginkgo trees. The northern property boundary landscaping will only include native plants and trees, including Red Cedar, Oregon grape and Salal, as this area is located within a prescribed 50 foot top of bank critical area stream buffer. For additional information on the proposed landscaping, see the attached landscaping plan, Sheet 2.0, dated March 27, 2014.

The Comprehensive Plan designates the intersection of Bellevue-Redmond Road and 140th Avenue NE as a gateway intersection, which requires urban design treatment. Across 140th Avenue NE to the west, the corner feature contains landscaping, a park bench, bicycle racks and a pathway. While these features are complementary to the existing shopping center, they would not seem appropriate for the subject site. Rather than install structures, Staff advised the applicant to focus on creating a landscape design which defines the corner, while still providing screening of the parked vehicles on the site. The landscape design includes retaining the mature Sycamore tree, and filling in below with Lemon Daylily's as swaths of groundcover. Rows of Rhododendron with broad, evergreen leaves will be installed behind the existing Sycamore tree and proposed Daylily's to help screen the view of vehicles at both the vehicular and pedestrian scale.

In addition, the western stream bank of Valley Creek will receive new native plantings in order to aid in enhancing and re-establishing native habitat within the Valley Creek Watershed. A description of the various native plant mixtures to be installed can be found on the attached Landscape Plan, Sheet 2.0, dated March 27, 2014. **Refer to Conditions of Approval in Section XI regarding Final Landscape Plan, Landscape Installation Assurance Device and Landscape Maintenance Assurance Device.**

C. Parking Requirements – LUC 20.25D.120

Auto sales are considered an unspecified use for parking standards in the Bel-Red land use district. LUC 20.25D.120.H states that for unspecified uses, the applicant shall provide documentation regarding the actual parking demand for the proposed use, or evidence in available planning and technical studies relating to the property use, or required parking for the proposed use as determined by other comparable jurisdictions.

The applicant provided a parking analysis which mimics the parking requirements for the City of Issaquah, WA and City of Lynnwood, WA. Issaquah requires 2.5 parking spaces per maintenance/garage bay, and 1 space per 500 gross square feet for sales/dealership office area. The proposed project contains three service bays and 250 square feet of sales office space. Therefore the site should contain 8 parking spaces for both areas of the business use.

Issaquah did not have parking requirements for outdoor display area of automotive sales; however, the City of Lynnwood's Municipal Code does contain such requirements. Their code requires 1 space per 1,500 square feet of outdoor vehicle display area. The proposed project contains 9,550 square feet of outdoor display area, which would require 6 parking spaces.

Overall, the project proposes 15 parking spaces, which would appear adequate for the proposed uses.

D. Critical Areas – LUC 20.25H

The subject site contains a portion of Valley Creek, which runs north to south along the eastern property boundary. A significant portion of the creek is exposed until it runs into a culvert, which then continues south under Bellevue-Redmond Road and beyond. Valley Creek is considered a Type "F" water, which contains fish or fish habitat. Developed sites with open portions of Type F streams require a fifty foot (50') top-of-bank buffer, and a fifty foot (50') structure setback, measured from the edge of the critical area buffer. Closed stream segments have no critical area buffer, but require a ten foot (10') structure setback.

LUC 20.25H.065.C states that nonstructural development legally established within a critical area or critical area buffer prior to August 1, 2006, shall be considered a nonconforming site condition. A nonconforming site condition may not be changed unless the change conforms to the regulations of the code. The project does not propose to expand the existing structures or pavement areas. A critical areas land use permit is not required, but the project must still show compliance with the performance standards listed in LUC 20.25H.08.A, which are as follows:

1. Lights shall be directed away from the stream;

Finding: There are currently no exterior lighting fixtures located on the east side of the garage/office building that would impact the daylight section of the stream on the site. The applicant has also indicated that no additional lighting fixtures would be installed on this side of the building. Operation of the existing light fixtures to the west of the existing building, and underneath the canopy structure would not likely result in impacts to the stream channel.

2. **Activity that generates noise such as parking lots, generators, and residential uses shall be located away from the stream or any noise shall be minimized through use of design and insulation techniques;**

Finding: The existing structures and parking areas are not proposed to be expanded, as the applicant intends to utilize the site and structures as they currently exist. Operating a used automobile sales business would appear to be less impactful than the previously existing gas station, due to less frequent vehicular trips to and from the site. It is therefore not anticipated that noise generating activities would impact the stream channel.

3. **Toxic runoff from new impervious area shall be routed away from the stream;**

Finding: The City of Bellevue Utilities Code (24.06.125) prohibits the discharge of a number of substances from entering, either directly or indirectly, a storm and surface water system or receiving water (streams, wetlands, lakes, etc) within the City limits. These substances include, but are not limited to: oil, gasoline, trash, chemicals, paints, automotive products, vehicle wastes, etc. In general, runoff associated with the proposed use will not be routed to the stream, but will instead be routed off-site, into an existing catch basin within the adjacent street.

4. **Treated water may be allowed to enter the stream critical area buffer;**

Finding: Treated water is not proposed to enter the stream.

5. **The outer edge of the stream critical area buffer shall be planted with dense vegetation to limit pet or human use; and**

Finding: The applicant is proposing to plant two different types of native plant mixtures along the western stream bank of Valley Creek, and within the required perimeter landscaping along the northern property boundary, as shown on the attached landscape plan submitted. The types of plantings (trees, shrubs, and groundcover) to be installed are consistent with the City's Critical Area Handbook. Increasing the density of native plantings along the stream bank should help to enhance and re-establish a healthy riparian corridor for this daylight section of Valley Creek.

6. **Use of pesticides, insecticides and fertilizers within 150 feet of the edge of the stream critical area buffer shall be in accordance with the City of Bellevue's "Environmental Best Management Practices," now or as hereafter amended.**

Finding: The proposed maintenance of the stream buffer enhancement is consistent with the practices in the City of Bellevue's "Environmental Best Management Practices." **Refer to Conditions of Approval in Section XI regarding Pesticides, Insecticides and Fertilizers.**

In order to ensure that the required native buffer plantings are installed, the City will require the implementation of a landscape installation and maintenance assurance

device. **Refer to Conditions of Approval in Section XI regarding Landscape Installation Assurance Device, Landscape Maintenance Assurance Device and Stream Critical Area Performance Standards.**

V. ENVIRONMENTAL IMPACTS OF THE PROPOSAL

The environmental review (refer to project file, City Hall Records Office) indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist submitted with the application adequately discloses expected environmental impacts associated with the project. The City codes and requirements, including the Clear and Grade Code, Utility Code, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance is the appropriate threshold determination under the State Environmental Policy Act requirements.

VI. PUBLIC COMMENT AND RESPONSE

The City initially notified the public of this proposal on February 6, 2014 with mailed notice and publication in the Weekly Permit Bulletin. Two, double-sided public information signs were also installed at the site entrances on the same day. As of the date of this staff report, only one comment letter has been received regarding the proposal. The letter requested that the application not be approved, until the applicant provided the following information:

1. An estimate of the number and timing of vehicle trips generated by the new business operations at the site;

Staff Response: *See Transportation discussion in Section VII.A of this report.*

2. Information about the quality and quantity of water runoff generated by the operation of the vehicle sales and maintenance operations which may flow into Valley or Kelsey Creek;

Staff Response: *The proposal does not trigger water quality treatment per the definition of New Development, Redevelopment and or the creation of 5,000 square feet of new or replaced pollution generating impervious surface (PGIS).*

3. Information on planned signs for the new business use;

Staff Response: *The applicant is not proposing to install signage under this permit. A separate sign permit will be required for any new signage to be installed at the site. Any sign proposal would be required to meet the requirements of the Bellevue Sign Code, BCC 22B.10. **Refer to Conditions of Approval in Section XI regarding Signage.***

4. Information on the planned disposition of vehicles presently on the site;

Staff Response: *The applicant currently maintains an automotive repair and detailing business at the subject site. This is a permitted use in the BR-CR land*

use district. The applicant has been working with the City's Code Compliance staff regarding complaints that vehicles are currently being stored at the site, as a result of the relocation from the previous property in Downtown Bellevue. An enforcement action was opened on the property (#13-106160-EA), however, the applicant has indicated to Code Compliance that the vehicles currently being stored on the site are those which will be repaired, and that oftentimes they will be stationary on the site until the appropriate parts can be ordered. Therefore, there will be vehicles on the site, which are not associated with vehicle sales, but that are waiting to be repaired. Vehicle sales require an Administrative Conditional Use permit, which is the subject of this staff report. The enforcement action has been closed, as the applicant has submitted this Administrative Conditional Use permit and ancillary permits to execute the used automotive sales use.

5. A description of how, and how frequently, the oil/water separator in the catch basin will be maintained;

Staff Response: *The existing catch basin does not contain an oil/water separator. The Utilities Department will require a spill control tee to be installed on the outlet of the catch basin, which requires a storm drainage connection permit. Maintenance of the catch basin and spill control tee are required per the City of Bellevue Storm and Surface Water Maintenance Standards. Refer to Conditions of Approval in Section XI regarding Water, Sewer and Storm Drainage.*

In addition, the applicant hired a professional engineer to observe the functioning drainage system on the site. The site observations concluded that both the on-site catch basin and vault appear to be functioning adequately to convey runoff, but they should be cleaned at least annually. The engineer conducted a dye test to determine where the runoff terminated. It was concluded that the runoff terminated into the street catch basin, and not the adjacent creek. A copy of this report is located within the project file.

6. Provide a more detailed description of landscaping to be provided.

Staff Response: *The applicant has provided a detailed landscaping plan which includes upgraded perimeter landscaping and landscape screening along both street frontages. In addition, buffer plantings are also shown along the northern property boundary and western stream bank to enhance and re-establish the riparian corridor for Valley Creek. Refer to Conditions of Approval in Section XI regarding Final Landscape Plan, Landscape Installation Assurance Device and Landscape Maintenance Assurance Device.*

VII. SUMMARY OF TECHNICAL REVIEWS

A. Transportation

The City of Bellevue Transportation Department has reviewed the Trend Motors 13-135778-LA application and recommends approval per the comments and conditions of approval documented in this report.

Long Term Impacts and Mitigation

The long-term impacts of development projected to occur in the City by 2024 have been addressed in the City's Transportation Facilities Plan EIS. The impacts of growth which are projected to occur within the City by 2024 are evaluated on the roadway network assuming that all the transportation improvement projects proposed in the City's current Transportation Facilities Plan are in place. The Transportation Facilities Plan EIS divides the City into several Mobility Management Areas (MMAs) for analysis purposes. The Trend Motors project lies within MMA #12 (Bel Red Northrup), which has a 2024 total growth projection of 304,753 square feet of retail use. This development proposes no additional square footage of retail use (applicant proposes to use the existing building and lot). Therefore, the volume of proposed development is within the assumptions of the Transportation Facilities Plan EIS.

Traffic impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by BCC 22.16, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan, and is considered to be adequate mitigation of long-term traffic impacts.

The applicant has previously converted the project site from a gas station to auto repair. Trip generation for gas station use (6.02 p.m. peak hour trips per fueling nozzle) is much greater than trip generation for Auto Sales (2.07 p.m. peak hour trips per square foot of the sales / repair building). Peak hour trip generation for the proposed use is 4 p.m. peak hour trips. Understanding that the site's new use (Auto Sales) will generate less trips than the site's previous use (Gas Station), no impact fee will be assessed (impact fees are based new net p.m. peak hour trips).

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more new p.m. peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained.

This development will generate 4 p.m. peak hour trips which is below the threshold (30 p.m. peak hour trips) that triggers concurrency requirements. Therefore, the Trend Motors project will not be required to undergo concurrency testing.

Short Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations conditions during the a.m. and p.m. peak hours. Issues that were analyzed included access routes for auto deliveries and customers, driveway restrictions, and internal site circulation. See "Site Access" portion of this report for detailed descriptions of the needed mitigation.

Site Access

Currently, the project site has four driveways (two on 140th Avenue NE and two on NE Bel-Red Road). The existing driveways nearest the intersection of 140th Avenue NE and NE Bel-Red Road will be removed and replaced with matching frontage (sidewalk, curb and gutter and landscaping).

Driveway restrictions will be enforced on 140th Avenue NE and NE Bel-Red Road. On 140th Avenue NE, exiting left turn movements will be eliminated. On NE Bel-Red Road the remaining shared driveway will continue to operate as right in / right out only (all left turn movements are restricted).

Driveway removal and restrictions as mentioned above will enhance safety at the intersection of 140th Avenue NE and NE Bel-Red Road and for background traffic adjacent to the site. See figure 1 below. **Refer to Conditions of Approval in Section XI regarding Vehicular Access Restrictions.**



Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, the two driveways closest to the 140th /Bel-Red Road intersection must be closed and replaced with curb, gutter, and sidewalk. The design of the replacement facilities must conform to the requirements of the Americans with Disabilities Act and the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

The Americans with Disabilities Act (ADA) requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed.

The existing driveway on 140th Avenue NE shall be improved to conform to current design standards. The driveway shall have an approach width of 28 feet and apron design consistent with Standard Drawing DEV-7A and Design Standard 5.N. No fixed objects, such as trees and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in the standard drawing.

Refer to Conditions of Approval in Section XI regarding Street Frontage Improvements.

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department.

Refer to Conditions of Approval in Section XI regarding Holiday Construction and Traffic Restrictions.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. **Refer to Conditions of Approval in Section XI regarding Right-of-Way Use Permit.**

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, both 140th Avenue NE and NE Bel-Red Road have been classified as "Standard Trench Restoration" streets. Therefore, minimum pavement restoration will be specified per applicable ROW details for patch type pavement restoration, as needed. **Refer to Conditions of Approval in Section XI regarding Pavement Restoration.**

B. Utilities

The Utilities Department has reviewed the submitted plans and has approved the administrative conditional use permit proposal only. There are no implied

approvals of the utility engineering. All water, sewer and storm drainage design review, plan approval and field inspection shall be done through the water application process, side sewer permit(s) and or storm drainage connection permits. The Utilities Department will require a spill control tee to be installed on the outlet of the existing catch basin, which requires a storm drainage connection permit. Maintenance of the catch basin, spill control tee and conveyance system is required per the City of Bellevue Storm and Surface Water Maintenance Standards. **Refer to Conditions of Approval in Section XI regarding Utilities and Water, Sewer and Storm Drainage.**

C. Clearing and Grading

The Clearing and Grading section has reviewed the plans and materials submitted for this project and has determined that the clearing and grading portion of this land use application can be approved. The associated Clearing and Grading Permit application for the closure of both driveways and installation of landscaping must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76). **Refer to Conditions of Approval in Section XI regarding Clearing and Grading Permit.**

D. Fire

The Fire Department has approved the administrative conditional use permit. **Refer to Conditions of Approval in Section XI regarding Fire.**

VIII. CHANGES TO THE PROPOSAL DUE TO STAFF REVIEW

During review of the proposal, the applicant was required to install additional perimeter landscaping along each street frontage in order to provide more adequate screening from vehicular and pedestrian right-of-way. In addition, the applicant was required to install native buffer plantings along the northern property boundary and western stream bank in order to enhance and re-establish the stream corridor habitat. Overall, these landscape improvements were required to meet land use code requirements for the Bel-Red land use district, and Critical Areas Overlay District.

IX. APPLICABLE DESIGN CRITERIA/FINDINGS AND CONCLUSIONS

Compliance with the decision criteria of Land Use Code Section 20.30E.140 (Administrative Conditional Use) is discussed below.

A. The administrative conditional use is consistent with the Comprehensive Plan.

Finding: This proposal is consistent with the Comprehensive Plan's goals and policies for the Environmental, Urban Design and Bel-Red subarea. The following are the most relevant policies:

Policy EN-20: Encourage property owners to incorporate suitable indigenous plants in critical areas and buffers, consistent with the site's habitat type and successional stage.

Policy UD-44: Encourage special streetscape design for designated intersections that create entry points into the city or neighborhoods or that warrant enhanced pedestrian features.

Policy S-BR-22: Promote parking design and management that supports local uses in a manner compatible with the area's urban design, transit and pedestrian orientation, including: (c) prohibit surface parking between buildings and sidewalks where appropriate, and provide visual screening and/or landscaping relief of surface parking where it occurs.

Policy S-BR-27: Protect and enhance wetlands and other designated critical areas in Bel-Red, through the use of development regulations, incentives, and possibly public funds.

- B. The design is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.**

Finding: The applicant is proposing to utilize the existing structures on the site, which includes both the garage/office building and canopy structure. No expansions of these structures are proposed. With the exception of the closure of two existing driveways and improvements to the perimeter landscaping on the site, no significant modifications are proposed. Therefore, the utilization of the existing site will remain compatible with surrounding properties.

- C. The administrative conditional use will be served by adequate public facilities including streets, fire protection, and utilities.**

Finding: The site will be served by existing adequate public facilities, including streets, fire protection and utilities.

- D. The administrative conditional use will not be materially detrimental to uses or property in the immediate vicinity of the subject property.**

Finding: As conditioned, the proposed use will not be materially detrimental to adjacent uses or properties as discussed within this report.

- E. The administrative conditional use complies with the applicable requirements of this Code.**

Finding: Automotive sales are permitted to be located in the BR-CR land use district through Administrative Conditional Use approval. As conditioned, the proposal meets the requirements of the LUC.

X. DECISION

After conducting the various administrative reviews associated with this proposal, including applicable land use consistency, SEPA, and City Code and Standard compliance reviews, the Development Services Department does hereby **APPROVE** the proposal subject to the following conditions:

XI. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

Compliance with Bellevue City Codes and Ordinances

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including but not limited to:

Applicable Codes, Standards & Ordinances

Clearing & Grading Code – BCC 23.76
Construction Codes – BCC Title 23
Fire Code – BCC 23.11
Land Use Code – BCC Title 20
Noise Control – BCC 9.18
Sign Code – BCC Title 22
Right-of-Way Use Code 14.30
Transportation Develop. Code – BCC 14.60
Traffic Standards Code 14.10
Utility Code – BCC Title 24

Contact Person

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Tim Stever, (425) 452-4294
Ray Godinez, (425) 452-7915
Ray Godinez, (425) 452-7915
Don Rust, (425) 452-4856

A. GENERAL CONDITIONS

1. Noise & Construction Hours

The proposal will be subject to normal hours for construction noise of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal Holidays and as further defined by the Bellevue City Code. Proximity to existing residential uses will be given special consideration. Upon written request to the Development Services Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Bellevue City Code 9.18.020.C & 9.18.040

2. Revocation of Administrative Conditional Use Permit/Approval

Approval of an Administrative Conditional Use permit may at any time be revoked if the uses of on-site facilities, traffic pattern/parking vehicle loading/unloading or transportation methods are changed from the approved application.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.30.E.170.B

3. Signage

Design Review of individual signs shall occur through review of a sign permit application (SA permit), and shall include the following information:

1. Location(s)
2. Size/dimensions
3. Illumination (if any)
4. Color and Materials
5. Method of installation

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Bellevue Sign Code, BCC 22B.10

4. Changes to the Building Exterior and/or Site Conditions

Any changes made to the building exterior (including painting, installation of new windows or doors, etc.) or to the landscaping shall be approved through a Land Use Exemption.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.30E.175.C

5. Limitations on Outside Storage and Displays

Upon commencement of the business, there shall be no outside storage or display of vehicles between the building/canopy structures and Bellevue-Redmond Road. This includes the loading/unloading of any vehicles.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.25D.100

6. Limitations on Vehicle Sales

This permit approval is for retail sales of automobiles and motorcycles only. Retail sales of trucks, recreational vehicles and boats are not permitted.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.25D.070

7. Final Landscape Plan

The Final Landscape and Irrigation Plans shall be submitted as part of the Clearing and Grading Permit application to ensure compliance with all Land Use Code requirements. Plant species shall be chosen to minimize irrigation demands and reduce maintenance requirements.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.20.520

8. Clearing and Grading Permit

A Clearing and Grading permit is required for the closure of the two existing driveways, street frontage improvements and landscape installation.

REVIEWER: Janney Gwo, Clearing and Grading
AUTHORITY: Bellevue City Code 23.76

9. Fire

Demolition and Construction shall conform to the requirements of International Fire Code Chapter 33.

REVIEWER: Clint Haymond, Fire Prevention
AUTHORITY: IFC Chapter 33

10. Holiday Construction & Traffic Restrictions

Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

REVIEWER: Tim Stever, Right-of-Way
AUTHORITY: Bellevue City Code 14.30.060

11. Vehicular Access Restrictions

At the remaining 140th Avenue NE driveway, left out movements will be restricted. This restriction will be enforced by appropriate signing and channelization.

Access to this site from Bel-Red Road will continue to be restricted to right-turn-in and right-turn-out only.

REVIEWER: Ray Godinez, Transportation
AUTHORITY: Bellevue City Code 14.60.150

12. Provisions for Loading

The property owner shall provide an off-street loading space which can access a public street. On-street loading and unloading will not be permitted.

REVIEWER: Ray Godinez, Transportation
AUTHORITY: Land Use Code 20.20.590.K.4

13. Utilities

Utilities Department approval is for the Administrative Conditional Use application only. There are no implied approvals of the conceptual utility design.

REVIEWER: Don Rust, Utilities
AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06

14. Storm Drainage

The storm drainage system shall be designed per Utility Codes BCC 24.06 and the Utilities Engineering Standards. The storm drainage improvements shall be reviewed, approved and inspected under the storm drainage permit (UB) application.

REVIEWER: Don Rust, Utilities
AUTHORITY: Bellevue City Code 24.02, 24.04 & 24.06

15. Street Frontage Improvements

All street frontage improvements and other required transportation elements must be constructed by the applicant and accepted by the City Inspector. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

REVIEWER: Ray Godinez, Transportation
AUTHORITY: Bellevue City Code 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual.

16. Pavement Restoration

Pavement restoration associated with street frontage improvements or to repair damaged street surfaces shall be provided as specified by the commercial right of way permit to be issued for this project.

REVIEWER: Tim Stever, Right-of-Way
AUTHORITY: Bellevue City Code 14.60.250; Design Manual Design Standard #23

17. Limitation on Approval

This approval grants only the authorization to sell and service automobiles. The sale and/or service of trucks, commercial vehicles, and boats is not an allowed use at this location.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.25D.070 Wholesale and Retail Uses and Services Uses

18. Revocation

This permit may be revoked if the automobile use is discontinued for a period of a year, if this approval was obtained by misrepresentation, or if the permit is exercised contrary to the terms of this approval.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.30E.170.B

B. PRIOR TO ISSUANCE OF ANY CLEAR AND GRADE PERMIT

1. Landscape Installation Assurance Device

All site landscaping shall be 100% complete per the plan approved by the City. Alternatively, the applicant shall submit the following: 1) a red-marked plan identifying which landscape areas are incomplete; 2) an estimate for the total cost to complete these areas; and 3) an assurance device dedicated to the City for 150% of the estimated cost to complete these areas per the approved Landscape Plan. The assurance device will be released upon complete installation and 600 inspection approval.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.40.490

2. Landscape Maintenance Assurance Device

File with the Development Services Department a landscape maintenance assurance device for a one-year period for 20% of the cost of labor and materials for all required landscaping.

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.40.490

3. Right-of-Way Use Permit

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

- a) Designated truck hauling routes.
- b) Truck loading/unloading activities.
- c) Location of construction fences.
- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) Pavement restoration requirements.
- i) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading permit.

REVIEWER: Tim Stever, Right-of-Way
AUTHORITY: Bellevue City Code 11.70 & 14.30

4. Civil Engineering Plans – Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the engineering plans include, but are not limited to:

- a) Traffic signs and markings.
- b) Curb, gutter, sidewalk, and driveway approach design. No fixed objects are allowed within 10 feet of a driveway edge as defined by Point A in the Standard Drawing
- c) Location of fixed objects in the sidewalk or near the driveway approach.
- d) Trench restoration within any right of way or access easement.

Specific requirements are detailed below.

- i) Removal of the two driveways nearest the intersection of 140th Avenue NE and Bel-Red Road. These driveways will be replaced with sidewalk, curb and gutter matching adjacent frontage and meeting ADA requirements as possible within that constraint.
- ii) Signing and channelization to enforce driveway restrictions on 140th Avenue NE and NE Bel-Red Road.
- iii) New driveway apron on 140th Avenue NE per Standard Drawing DEV-7A.

REVIEWER: Ray Godinez, Transportation
AUTHORITY: Bellevue City Code 14.60;
Transportation Department Design Manual.

5. Pesticides, Insecticides, and Fertilizers:

The applicant must submit as part of the required Clearing and Grading Permit information regarding the use of pesticides, insecticides, and fertilizers in accordance with the City of Bellevue's "Environmental Best Management Practices".

REVIEWER: Laurie Tyler, Development Services Department
AUTHORITY: Land Use Code 20.25H.220.H

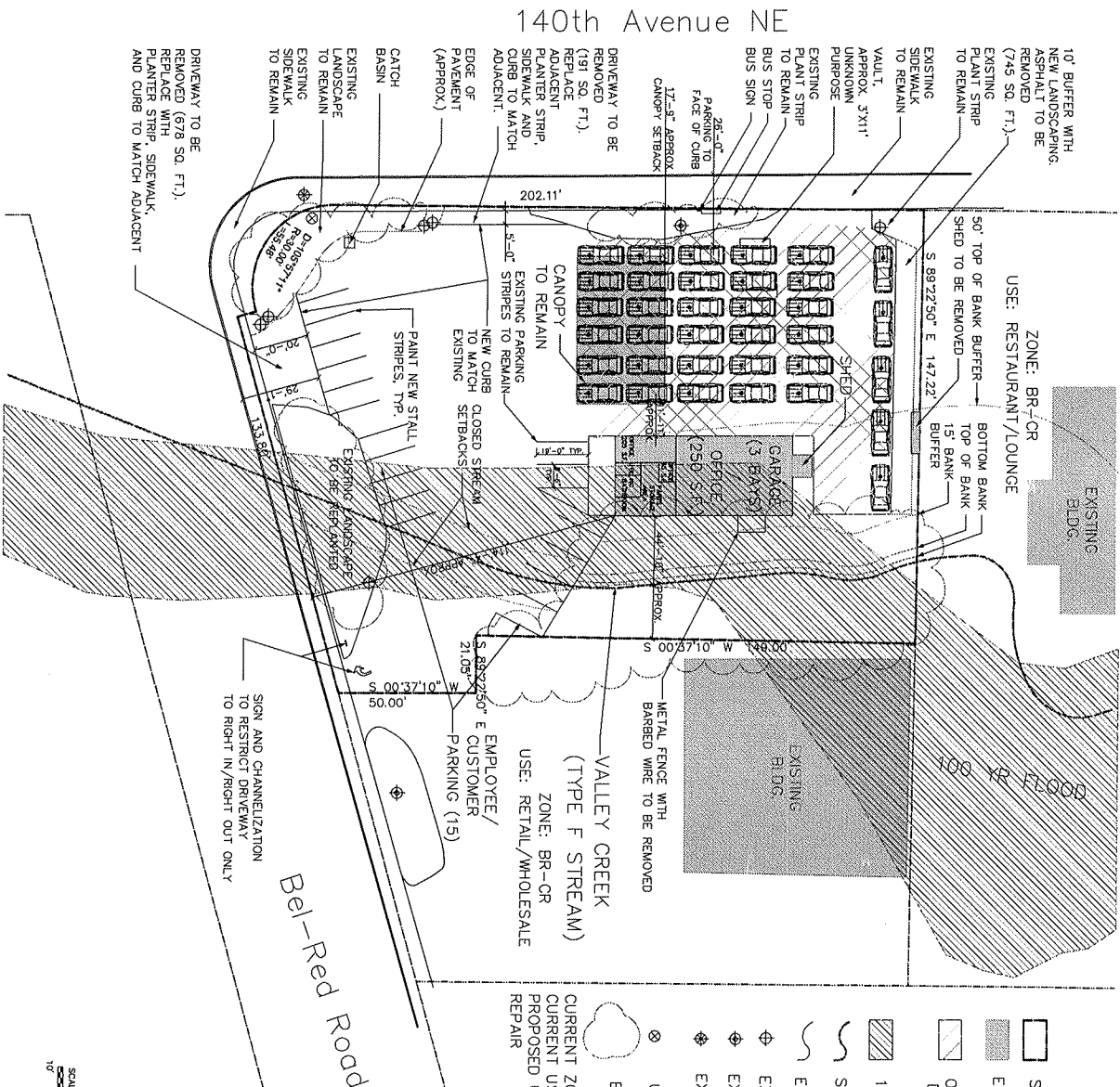
Exhibits: A. Project Plans
B. SEPA Checklist

NOTES:












1. All defective curb gutter and sidewalk shall be replaced

PARKING ANALYSIS:
3 service bays x 2.5 spaces per bay = 7.5 parking spaces
250 s.f. of sales office space x 1 space per 500 s.f. = 5 parking spaces
9,550 s.f. outdoor vehicle display x 1 space per 1500 s.f. outdoor vehicle display = 6.36 spaces
7.5+5+6.36 = 14.36 parking spaces needed.

CLEARING AND GRADING:
A total of 2,293 s.f. of asphalt will be removed and replaced with landscaping.



LEGEND

- | | |
|---|--|
|  | SUBJECT PROPERTY |
|  | EXISTING STRUCTURES |
|  | OUTDOOR STORAGE/
DISPLAY OF AUTOS
(40-50 VEHICLES) |
|  | 100 YEAR FLOODPLAIN |
|  | STREAM (TYPE F) |
|  | EDGE OF PAVEMENT |
|  | EXISTING PARKING LIGHTING |
|  | EXISTING STREET LIGHTING |
|  | EXISTING STREET LIGHTING
WITH TRAFFIC SIGNAL |
|  | UTILITY POLE |
|  | EXISTING VEGETATION |
| CURRENT ZONING: BR-CR
CURRENT USE: NONE
PROPOSED USE: AUTO SALES &
REPAIR | |

TREND
IMPORT
AUTO SALES
& REPAIRADMINISTRATIVE
C.U.P.

Address:
14014 Bel-Red Road
Bellevue, Washington
(King County)

Parcel(s):
2725059211

Data Source(s):
City of Bellevue Maps
King County IMAP &
Assessor Map
FIRM Maps

R.W. Thorpe
& Associates, Inc.

Seattle • Anchorage • Denver • Miami

Planning & Landscape Architecture
Environmental Economics
Project Management

2737 78th Avenue SE
Suite 100
Mercer Island, WA 98040

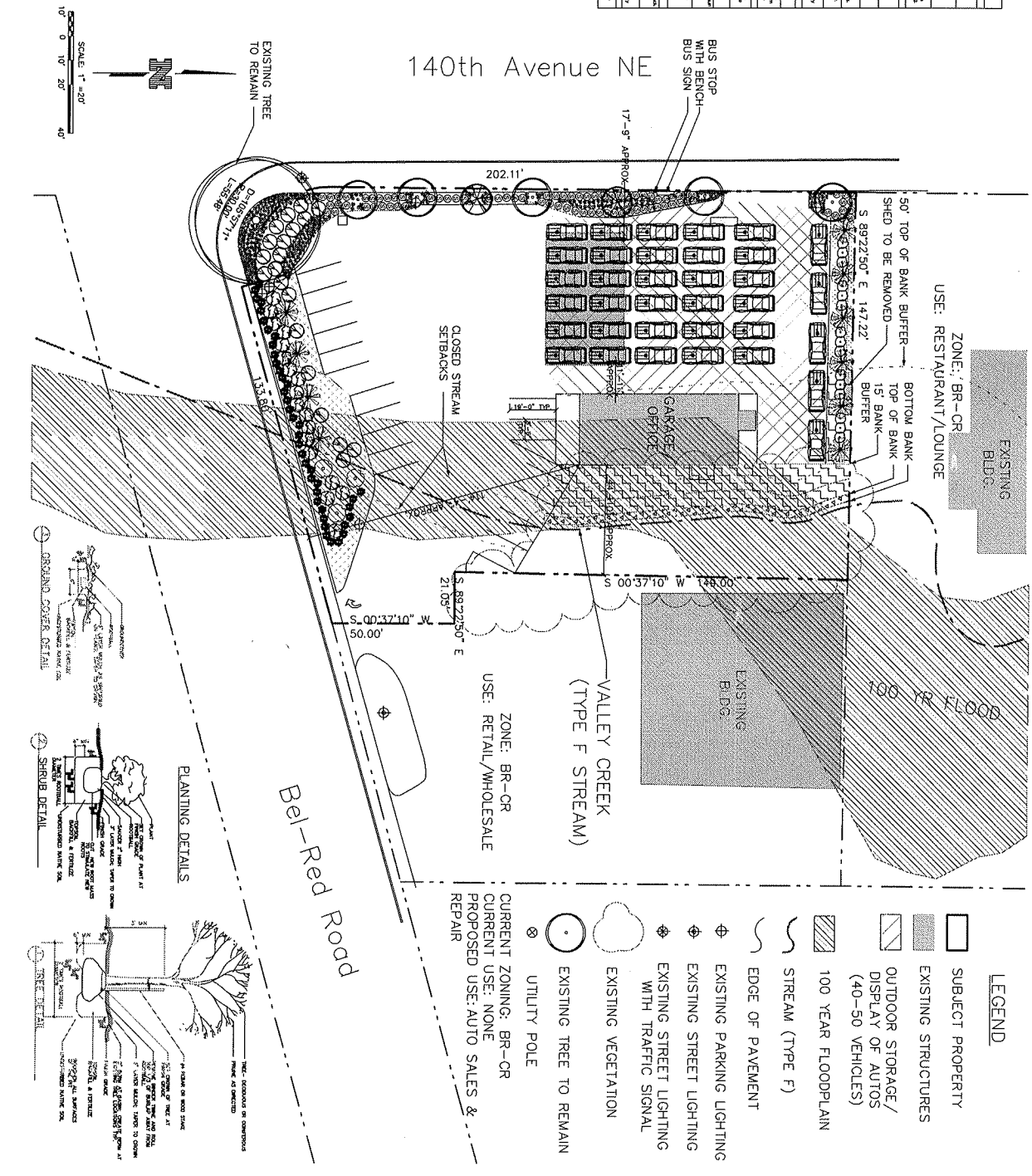
Telephone: 206.624.6729
E-Mail: nwta@nwta.com
Web: www.nwta.com

[illegible]

SYMBOL	LIST	SYMBOLICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
1	1	Circle	Circle	12" Dia.	12" Dia.	Circle
2	2	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
3	3	Square	Square	12" Dia.	12" Dia.	Square
4	4	Star	Star	12" Dia.	12" Dia.	Star
5	5	Circle	Circle	12" Dia.	12" Dia.	Circle
6	6	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
7	7	Square	Square	12" Dia.	12" Dia.	Square
8	8	Star	Star	12" Dia.	12" Dia.	Star
9	9	Circle	Circle	12" Dia.	12" Dia.	Circle
10	10	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
11	11	Square	Square	12" Dia.	12" Dia.	Square
12	12	Star	Star	12" Dia.	12" Dia.	Star
13	13	Circle	Circle	12" Dia.	12" Dia.	Circle
14	14	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
15	15	Square	Square	12" Dia.	12" Dia.	Square
16	16	Star	Star	12" Dia.	12" Dia.	Star
17	17	Circle	Circle	12" Dia.	12" Dia.	Circle
18	18	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
19	19	Square	Square	12" Dia.	12" Dia.	Square
20	20	Star	Star	12" Dia.	12" Dia.	Star
21	21	Circle	Circle	12" Dia.	12" Dia.	Circle
22	22	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
23	23	Square	Square	12" Dia.	12" Dia.	Square
24	24	Star	Star	12" Dia.	12" Dia.	Star
25	25	Circle	Circle	12" Dia.	12" Dia.	Circle
26	26	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
27	27	Square	Square	12" Dia.	12" Dia.	Square
28	28	Star	Star	12" Dia.	12" Dia.	Star
29	29	Circle	Circle	12" Dia.	12" Dia.	Circle
30	30	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
31	31	Square	Square	12" Dia.	12" Dia.	Square
32	32	Star	Star	12" Dia.	12" Dia.	Star
33	33	Circle	Circle	12" Dia.	12" Dia.	Circle
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35	35	Square	Square	12" Dia.	12" Dia.	Square
36	36	Star	Star	12" Dia.	12" Dia.	Star
37	37	Circle	Circle	12" Dia.	12" Dia.	Circle
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39	39	Square	Square	12" Dia.	12" Dia.	Square
40	40	Star	Star	12" Dia.	12" Dia.	Star
41	41	Circle	Circle	12" Dia.	12" Dia.	Circle
42	42	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
43	43	Square	Square	12" Dia.	12" Dia.	Square
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46	46	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
47	47	Square	Square	12" Dia.	12" Dia.	Square
48	48	Star	Star	12" Dia.	12" Dia.	Star
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50	50	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
51	51	Square	Square	12" Dia.	12" Dia.	Square
52	52	Star	Star	12" Dia.	12" Dia.	Star
53	53	Circle	Circle	12" Dia.	12" Dia.	Circle
54	54	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
55	55	Square	Square	12" Dia.	12" Dia.	Square
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60	60	Star	Star	12" Dia.	12" Dia.	Star
61	61	Circle	Circle	12" Dia.	12" Dia.	Circle
62	62	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
63	63	Square	Square	12" Dia.	12" Dia.	Square
64	64	Star	Star	12" Dia.	12" Dia.	Star
65	65	Circle	Circle	12" Dia.	12" Dia.	Circle
66	66	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
67	67	Square	Square	12" Dia.	12" Dia.	Square
68	68	Star	Star	12" Dia.	12" Dia.	Star
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71	71	Square	Square	12" Dia.	12" Dia.	Square
72	72	Star	Star	12" Dia.	12" Dia.	Star
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74	74	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
75	75	Square	Square	12" Dia.	12" Dia.	Square
76	76	Star	Star	12" Dia.	12" Dia.	Star
77	77	Circle	Circle	12" Dia.	12" Dia.	Circle
78	78	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
79	79	Square	Square	12" Dia.	12" Dia.	Square
80	80	Star	Star	12" Dia.	12" Dia.	Star
81	81	Circle	Circle	12" Dia.	12" Dia.	Circle
82	82	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
83	83	Square	Square	12" Dia.	12" Dia.	Square
84	84	Star	Star	12" Dia.	12" Dia.	Star
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96	96	Star	Star	12" Dia.	12" Dia.	Star
97	97	Circle	Circle	12" Dia.	12" Dia.	Circle
98	98	Triangle	Triangle	12" Dia.	12" Dia.	Triangle
99	99	Square	Square	12" Dia.	12" Dia.	Square
100	100	Star	Star	12" Dia.	12" Dia.	Star

NOTES:

1. Contractor shall be responsible for furnishing himself with all other site improvements prior to starting landscape work.
2. Contractor shall call before they dig: 811 for field location of underground utilities. While excavating, use caution to avoid disturbing any existing underground utilities. If any underground utilities are encountered, contractor is to promptly notify the utility company and stop work until the utilities are located and marked.
3. Slope lawn in the street frontages with Round-Up to kill the lawn before planting new plants in the street frontages. The lawn shall be dead before new planting begins.
4. Existing street frontage landscape material shall be removed except for the existing trees shown on the plan and the lawn which will be killed.
5. Remove deadlines along the stream banks.
6. All plants shall be planted in plant material unit owner's final acceptance is received in writing.
7. Contractor shall be responsible for providing the quantity of plants that are represented by symbols on the drawing.
8. Contractor shall be responsible for computing specific quantities of groundcover and plant material utilizing on-center spacing for plants as shown on plant schedule and minimum planting distances as specified.
9. Groundcover shall be planted in equivalent triangular pattern in the street frontages.
10. Add 3" of mulch around all plants in areas along street frontages and northern parking lot border.
11. All plant material shall be certified per manufacturers specifications.
12. All plants shall conform to AAS standard for nursery stock, latest edition.
13. New planting to be installed by hand until planting is established and during unseasonably dry periods thereafter.
14. Existing rocks within planting areas to be placed according to the direction of the landscape architect.



TREND IMPORT AUTO SALES & REPAIR

ADMINISTRATIVE C.U.P.

Address: 140th Bel-Red Road, Bellevue, Washington (King County)

Parcel(s): 272859271

Data Source(s): City of Bellevue Maps, King County Auditor Map, FEMA Maps

Scale: As-shown - "As-is"

Planning, Landscaping, Architecture, Engineering, and Construction Project Management

R. W. Thorpe & Associates, Inc.

2737 78th Avenue SE, Mercer Island, WA 98040

Telephone: 206-624-6239

E-Mail: rwt@rwt.com

Web: www.rwt.com

ISSUED

No. Description Date

1 Pre-App 1.0 LAMT 10/26/13

REVISIONS

No. Description Date

1 Rev. 1.0 LAMT 10/26/13

2 Rev. 1.0 LAMT 10/26/13

3 Rev. 1.0 LAMT 10/26/13

FWA JOB NO. 1309051

SHEET TITLE

LANDSCAPE & EXTERIOR LIGHTING PLAN

2.0